

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS RE-2,
RE-4, RE-7 and 12
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Urban Renewal Plan for the Project Area calls for the development of the above-captioned parcels with public housing; and

WHEREAS, Beacon Construction Company has submitted a proposal to the Authority and the Boston Housing Authority to develop said parcels with public housing under the provisions of the so-called Turnkey program; and

WHEREAS, the Boston Housing Authority has notified the Authority it desires to participate in the Turnkey program and accepts Beacon Construction Company as developer of said parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Beacon Construction Company be and hereby is tentatively designated as redeveloper for Disposition Parcels RE-2, RE-4, RE-7, and 12, subject to:

- a. Concurrence in the proposed disposal transaction by the U. S. Department of Housing and Urban Development.
- b. Execution of a contract of sale for the completed development by Beacon Construction Company and the Boston Housing Authority prior to the time of closing.

- c. Submission of a proposed construction schedule within 30 days after requested by the Authority.
- d. Submission of a penalty bond in the total penal sum of \$100,000 in form satisfactory to the Authority, to insure adherence to the construction schedule finally approved by the Authority.

2. That disposal by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Beacon Construction Company possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement, substantially in accordance with the attached form, between the Authority as seller and Beacon Construction Company as buyer, providing for the conveyance of Disposition Parcels RE-2, RE-4, RE-7 and 12 in the South End Urban Renewal Area.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

BOSTON HOUSING AUTHORITY 230 CONGRESS STREET, BOSTON, MASSACHUSETTS 02110

December 14, 1966

Boston Redevelopment Authority
1108 City Hall Annex
Boston, Massachusetts 02108

Gentlemen:

In a letter dated October 14, 1966 Beacon Construction Company proposed that four (4) sites in the South End Urban Renewal Area, which are designated for public housing in the urban renewal plan, be developed by that firm under the so-called "Turnkey" Program.

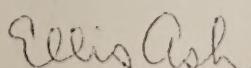
This letter was preceded by several conferences with members of the Boston Redevelopment Authority and Boston Housing Authority staff about the advantages of this approach.

Since receipt of their October letter, regulations have been issued by the Housing Assistance Administration which convince us that this method of private development with sale upon completion to the Housing Authority offers a real opportunity to expedite construction of public housing in Boston.

Accordingly, at its meeting today, Boston Housing Authority adopted the attached vote endorsing the Beacon Construction Company proposal and recommending that Boston Redevelopment Authority designate Beacon Construction Company as developer of sites RE-2, RE-4, RE-7 and 12 in the South End Project.

As the vote taken by this Authority indicates, the Authority intends to proceed with a development program, subject to the pertinent regulations, and at the appropriate time enter into a contract with Beacon Construction Company for the purchase of the completed improvements at a price and other terms mutually acceptable.

Very truly yours



Ellis Ash
Administrator

attach.

December 23, 1966

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: Tentative Designation of Redeveloper
Parcels RE-2, RE-4, RE-7 and 12
South End Urban Renewal Area

Summary: This memorandum tentatively designates Beacon Construction Company as Redeveloper of the above-captioned parcels for development with public housing under the new "Turnkey" program.

The South End Urban Renewal Plan calls for the development of Parcels RE-2, RE-4, RE-7, and 12 with public housing. In implementation of the Urban Renewal Plan, the Boston Housing Authority has engaged an architect who is preparing a public housing development program for these sites.

Congress has recently enacted legislation which permits a local Housing Authority to authorize a private developer to build a housing project and agree to purchase the completed product at a fixed price. This essentially is the Turnkey Program.

The Boston Housing Authority at its regular meeting December 14, 1966 endorsed a proposal by the Beacon Construction Company to develop the sites with housing which will be sold to the Boston Housing Authority upon completion. We feel this offers a real possibility of producing housing at an earlier date than if the sites are sold to and developed by the Boston Housing Authority.

Accordingly, it is recommended that the Authority adopt the attached Resolution tentatively designating Beacon Construction Company as Redeveloper of Parcels RE-2, RE-4, RE-7 and 12 in the South End Urban Renewal Area.

Attachment